

**CITY OF MIDDLETOWN
PURCHASING DEPARTMENT**

ADDENDUM #2 RFP #2015-023

Environmental & Architectural Service – Middletown Community Boathouse

Date Issued: September 17, 2015

ALL BIDDERS ARE HEREBY ADVISED OF THE FOLLOWING INFORMATION AND/OR MODIFICATIONS TO THE CONTRACT BID DOCUMENTS:

- **Answers to all questions submitted by Noon, (EST), September 16, 2015.**

INVITATION TO BID

The date set for the receipt of proposals will remain the same.

*****Wednesday, September 30, 2015 at 3:00 PM*****

PLEASE VERIFY THAT YOU HAVE RECEIVED THIS NOTIFICATION IN THE SPACE BELOW AND FAX OR EMAIL THIS PAGE BACK TO THE PURCHASING DEPARTMENT.

FAX: 860-638-1995 EMAIL: purchase@middletownct.gov

BIDDER ACKNOWLEDGES RECEIPT OF ADDENDUM #2: _____

COMPANY NAME

All bidders are hereby advised of the following amendments to the contract bid documents which are hereby made an integral part of the specifications for the subject project, prepared by the City of Middletown to the same extent as all other documents. All work shall conform to the standards and provisions of same. Bids submitted shall be deemed to include contract document information as shown in Addendum No. 2. General bidders shall notify sub-bidders that may be affected by this addendum as applicable. **Bidders shall be required to acknowledge receipt of this addendum.**

Failure to acknowledge receipt of this addendum by the bidder may result in the rejection of their bid. Bidders are directed to review changes to all portions of the work as changes to one portion may affect the work of another.

Total Addendum: 3 pages

*****BIDDER NOTE:** If you have already submitted a bid you shall be required to acknowledge receipt of this addendum under separate cover in a sealed envelope clearly marked with the bid number and description. This acknowledgment must be received by the time and date specified to be accepted by the City.

Donna L. Imme, CPPB
Supervisor of Purchases

Q & A
RFP #2015-023 Environmental and Architectural Services
Middletown Community Boathouse

In the Project Description/Scope of Services section under Boathouse and Banquet Facility Design, it indicates that the design and specification are to be developed to a 40 percent level.

1. Q. What project delivery methods are acceptable to the City? More specifically, is the City requesting this project to be delivered as a Design-Build project and will the City solicit a Design Build Team after 40 percent design project is completed?

A. We don't have a specific delivery method. We need a method that is suitable to get to 40% and help secure additional State funding and gain the confidence of the public to support a referendum. Teams may propose their own preferred method and the City consider this as part of the review.

2. Q. Will the Prime firm and their subcontractors who develop the 40 percent design package and construction cost estimate also have the opportunity to propose on the remaining 60 percent design and Construction Administration?

A. Yes, see answer to question 3

In the Submission of Proposal section under Fee Structure subparagraph for Additional Services, it states that "... the City may retain the firm to provide additional services."

3. Q. Does this provision indicate that the Design Team may be asked to provide the remaining 60 percent of the design package?

A. Yes, but it will require the State to verify that this is a continuing project, and it is in the best interest in the project to continue with the same team.

4. Q. What additional services may the City expect to request per this provision?

A. Any other services will likely be raised as a result of the design process. The awarding of those additional services will be determined by State funding restricts and/or local procurement process.

5. Q. Does the City anticipate any limits on the use of Environmental Land Use Restrictions (ELURs) for this project? If yes, can you please explain the limitations?

A. The City is not pursuing an ELUR, but the State funding may require one.

Page 7, Project Description / Scope of Services, Boathouse and Banquet Facility Design, Item E and F:
The request is for 40% design and specifications for the Boathouse.

6. Q. There is no mention about how much of the site design is required for this first phase. Please confirm how much of the site design is required for this first phase.

A. 40% design for the boathouse. 100% design for the remediation.

7. Q. The sentence states that the City will be bidding the project during this phase of services. How can you bid the project with only 40% of the Boathouse design? Won't bidding be delayed until the project receives funding after the referendum and the project design is completed? Please clarify.

A. No we won't be bidding based on 40% design, but the 40% design will be used for secure further State funding and a voter referendum.

8. Q. Since this is a price proposal, please clarify "Other architectural services required for the project." This could mean completion to 100% design, assistance during bidding and construction administration services. Is that the City's intent?

A. 40% design, if there are other required services. These other services would be raises as part of the design process.

9. Q. Page 3, Addendum 1, the information shared by Mr. Wackers, states that the proposals shall take into account permits for any state or federal agencies. This RFP appears to be a study and partial completion of the design. Typically this does NOT require full and final permits for the project. Does the City intend to require that ALL state and federal permits be in place at the end of this phase? If so, the site design needs to be almost 100% complete and there are numerous agencies that will be required to review and issue permits. Please confirm and, if permits are required, describe all of the permits necessary. If DEEP, Long Island Sound and Army Corps of Engineer permits are required, the time and cost for services for those permits is significant.

A. The only permit that we expect to be pursued at this phase is flood plain permits, if possible. These permits will show feasibility of concept and help secure further State funding and voter referendum.

10. Q. Schedule of Fees: Please describe the difference between 1, 2 and 3. Item 1 is a Lump Sum fee for the environmental and the design of the boathouse and banquet facility. That is written to imply that it is a lump sum fee for BOTH the environmental AND the site and architectural design of the boathouse and banquet facility. Is this final design through bidding and construction?

A. Item 1 is the remediation design.

11. Q. Item 2 asks for a schedule, but is also shown as a written price (lump sum). What type of schedule are you looking for?

A. Comprehensive scheduled to include all activities associated with remediation.

12. Q. Item 3 is for 40% architectural for the boathouse only (see Question 6 above). Isn't this fee included in the Lump Sum fee in item 1? And what about the site design (see Question 6 above)?

A. Item 1 is the remediation design.

13. Q. With the limit of 40% document completion funded to date, how does the city expect to get DEEP and Corps of Eng. approvals for permits which normally require complete documents before review and approval?

A. We would like to have the design include enough information to be able to pursue any permits required for activity in or near the floodplain. This will show feasibility as we go for additional State funding or voter referendum.

END OF ADDENDUM #2